

# KUGEL ANNEXATION TO THE TOWN OF FIRESTONE

A PART OF THE NORTH HALF OF SECTION 18,  
T2N, R67W OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF WELD, STATE OF COLORADO

## OWNERS APPROVAL BLOCK

KNOW ALL MEN BY THESE PRESENTS THAT FIRESTONE FINANCE AUTHORITY, BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND TO WIT:

THE NORTH ONE-HALF OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND AS CONVEYED BY INSTRUMENTS RECORDED MAY 17, 1909 IN BOOK 305, PAGE 15; MAY 3, 2000 AS RECEPTION NO. 2765844; AND RIGHT OF WAY ALONG WELD COUNTY ROAD 15 PER DOLLAGHAN ANNEXATION TO THE TOWN OF FIRESTONE RECORDED AT RECEPTION NO. 2520155 AND 2520156, BOOK 1577, PAGES 26 AND 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, T2N, R67W OF THE SIXTH P.M., AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO BEAR S00°53'21"E WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER N89°15'53"W, 30.01 FEET TO THE NORTHEAST CORNER OF A QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2765844 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID QUIT CLAIM, S00°53'21"E, 50.02 FEET (PREVIOUSLY RECORDED AS S00°53'19"E) 50.02 FEET TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF WELD COUNTY ROAD 15, AND SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF WELD COUNTY ROAD 15 AS DESCRIBED IN SAID DOLLAGHAN ANNEXATIONS NOS. 1 AND 2 TO THE TOWN OF FIRESTONE, S00°53'21"E, 2990.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, N89°06'39"W, 2618.37 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, N89°07'55"W, 2105.37 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE UNION PACIFIC RAILROAD COMPANY AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 305 AT PAGE 15, ALSO BEING THE EASTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE TOWN OF FIRESTONE AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2538522 IN BOOK 1596;

THENCE ALONG SAID EASTERLY LINE N00°16'49"E, 2568.35 FEET TO THE SOUTHWEST CORNER OF SAID QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2765844;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID QUIT CLAIM THE FOLLOWING TWO (2) COURSES:

1) S89°30'49"E, 2079.21 FEET, (PREVIOUSLY RECORDED AS S89°30'43"E, 2079.10 FEET);

2) S89°15'53"E, 2591.50 FEET, (PREVIOUSLY RECORDED AS S89°15'55"E, 2591.57 FEET) TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF WELD COUNTY ROAD 15 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 278.32 ACRES MORE OR LESS (12,123,514 SQUARE FEET).

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF KUGEL ANNEXATION TO THE TOWN OF FIRESTONE, COLORADO.

FIRESTONE FINANCE AUTHORITY

BY: 

NAME: Jason Jones

TITLE: President

## NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD ) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jason Jones, THIS DAY OF 16 Oct., 2006.

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC Tammy L. Weese

MY COMMISSION EXPIRES: 9-20-09



## TOWN APPROVAL

THIS IS TO CERTIFY THAT THE KUGEL ANNEXATION TO THE TOWN OF FIRESTONE WAS APPROVED ON THE 27<sup>th</sup> DAY OF July, BY ORDINANCE NO. 607, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.



ATTEST:

Judy Segwood  
TOWN CLERK



## CONTIGUITY ANALYSIS

TOTAL PERIMETER: 14,553.06'

1/6 PERIMETER: 2,425.51'

CONTIGUOUS PERIMETER: 5,158.60'

## OWNER

FIRESTONE FINANCE AUTHORITY  
TOWN OF FIRESTONE, (303) 833-3291

## CONSULTANT

PAUL F. KLEMPERER  
TST, INC. CONSULTING ENGINEERS  
748 WHALERS WAY, BLDG D  
FORT COLLINS, CO. 80525  
(970) 226-0557

## BASIS OF BEARING STATEMENT

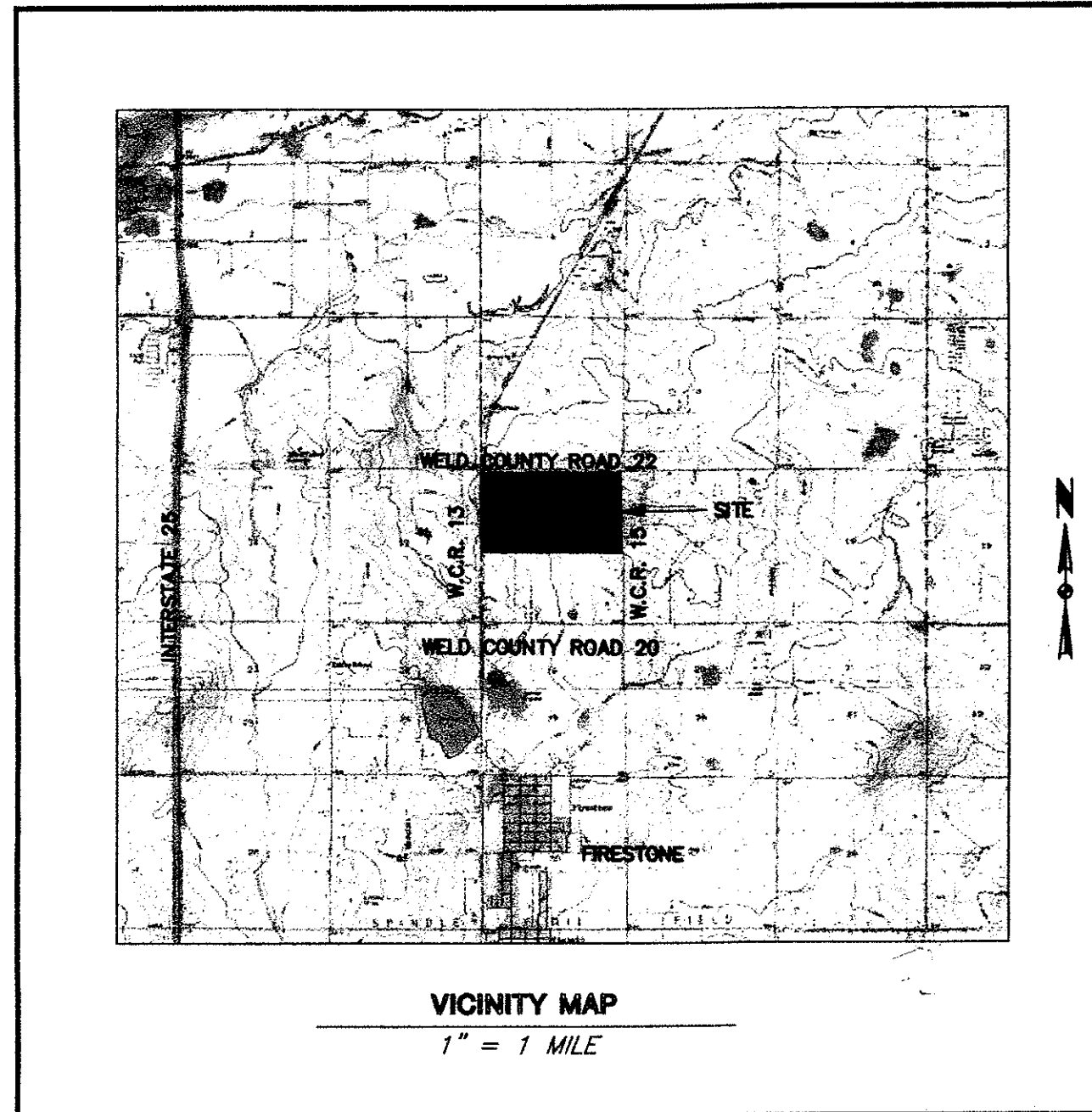
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, T2N, R67W TO HAVE AN ASSUMED BEARING OF S00°53'21"E, SAID LINE MONUMENTED AS SHOWN ON THIS PLAT, WITH ALL OTHER BEARINGS SHOWN HEREIN RELATIVE THERETO.

## SURVEYORS CERTIFICATE

I, PAUL F. KLEMPERER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP OF KUGEL ANNEXATION INTO THE TOWN OF FIRESTONE WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE ANNEXATION PARCEL DESCRIBED HEREON IS ACCURATELY REPRESENTED ON THIS MAP AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIMETER OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FIRESTONE AND THAT THE ANNEXATION PARCEL DESCRIPTION WAS PREPARED FOR ANNEXATION PURPOSES ONLY.

DATE: \_\_\_\_\_

PAUL FREDERICK KLEMPERER  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 33193



## GENERAL NOTES

1. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, TST, INC. RELIED ON TITLE COMMITMENT POLICY NO. 32849 PREPARED BY LONGMONT TITLE HOLDINGS INC, EFFECTIVE FEBRUARY 15, 2006 AT 8:00 A.M.

2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

3. DATE OF FIELD SURVEY: FEBRUARY 21, 2006.

4. UNDERGROUND UTILITIES SHOWN HEREON ARE AS LOCATED BY FIELD SURVEY FROM EXISTING SURFACE EVIDENCE, AS MARKED ON THE SURFACE BY VARIOUS UNDERGROUND LOCATING COMPANIES, AND AS REPRESENTED ON PREVIOUS SURVEYS OF THE PROPERTY. OTHER UNDERGROUND UTILITY LINES AND SERVICE LINES MAY EXIST FOR WHICH THERE IS NO SURFACE EVIDENCE OR TRACE WIRES, AND THIS SURVEY SHOULD NOT BE RELIED UPON FOR CONSTRUCTION WITHOUT FIRST CONTACTING THE APPROPRIATE AGENCIES OR AUTHORITIES.

5. THE ADJOINING PROPERTY INFORMATION WAS TAKEN FROM THE WELD COUNTY ASSESSOR'S OFFICE. TST INC DOES NOT VERIFY THE ACCURACY OF THIS INFORMATION.

6. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

ANNEXATION TO THE TOWN OF FIRESTONE	
KUGEL PROPERTY	
NAME OF SUBMITTAL:	
TYPE OF SUBMITTAL:	
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET	
1 OF 2	

ANNEXATION TO THE TOWN OF FIRESTONE

KUGEL PROPERTY



TST, INC.  
Consulting Engineers  
748 Whalers Way, Bldg. D  
Fort Collins, Colorado  
970-226-0557

JOB NO. 0668\_0131


SCALE 1" = 200'


DATE 10/13/06


SHEET

1 OF 2


**LEGEND**

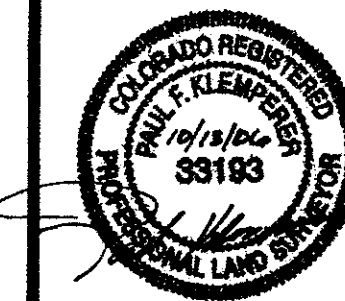
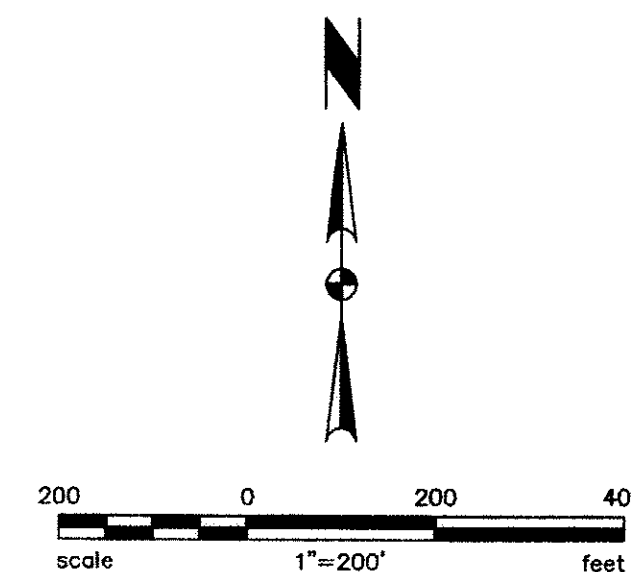
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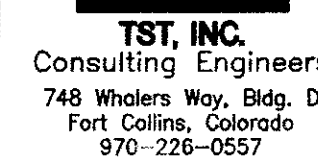
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(S89°30'43"E) VALUES IN PARENTHESES REPRESENT RECORD BEARINGS OR DISTANCES

  
CURRENT TOWN LIMITS



## KUGEL PROPERTY



SHEET